



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**
Thursday, June 15, 2017
GILA COUNTY PUBLIC WORKS CONFERENCE ROOM
745 N. Rose Mofford Way, Globe, AZ
10:00 AM

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Bill Marshall.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Globe), Mary Lou Myers (in Payson), Travis Holder (in Globe), Terry Otts (in Globe), Bill Marshall (in Globe), and Lori Brown (in Payson). Randy Slapnicka is absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on May 25, 2017. Mickie Nye asked if there were any changes needed. None needed. Mary Lou Myers motioned that the minutes be approved as is and Bill Marshall seconded the motion. It was unanimously approved. Review and Approval of Minutes of the Planning and Zoning Special Commission Hearing on May 16, 2017. Mickie Nye asked if there were any changes needed. None needed. Mary Lou Myers motioned that the minutes be approved as is and Travis Holder seconded the motion. It was unanimously approved.
5. **Planner/Commission Communication:** At any time during this meeting, The Planning and Zoning Commission and Planner Bob Gould of Community Development may present a brief summary of current events. No action may be taken.

Bob Gould stated that he did not have anything at this time. Mickie Nye stated that he spoke with Cathy Melvin, Supervisor Cline's assistant, and there is a vacancy that needs to be filled in district 3, in the unincorporated area. Mickie Nye also stated that he is trying to reach out to people, so we always have enough to make our quorum, for this commission. Bob Gould asked Therese Berumen if she had spoken to someone concerning this. Therese Berumen stated that she has spoken with Cathy Melvin about filling the vacancy and she has not heard anything back on it.

Information/Discussion/Possible Action:

6. **S-17-02 Mark Landa (Madera Peak Estates):** Review and consideration for a 10 lot subdivision located in Globe, AZ. Bob Gould stated that this is a 10 lot subdivision, which falls under our small subdivision guidelines. The lots are ranging in size from 16,000 square feet to 28,000 square feet, with the average lot size being 22,000 square feet. The current lot sizes provide a density of 2.17 dwelling units per acre which is well below the Comprehensive Plan standard of

10+ dwelling units per acre. So, there is no problem with the Comprehensive Plan compliance. The applicant shows 40 feet right of ways with a pavement section of 22 feet in width. Their plan is to provide a double chip seal road section with 8 inches of ABC. There has been an extensive discussion about this between the staff and the Public Works department concerning this. There is full compliance with our zoning regulations and full compliance with our Comprehensive Plan requirements. The zoning requirement is 8,000 feet and the smallest lot they are predicting is more than half of that. You may see, in the final plat stages that lot sizes will change, but there is still room for them to do that and still be in compliance with the zoning regulations. No permits have been issued for this parcel. Water and sewer services are going to be provided by the City of Globe and they have given us the will serve letters on that. We have had several discussions between us and Public Works recently and there are some issues. Definitely some concerns. There is a list of about 20 issues. We don't see any problem in resolving any of these issues. They seem to be all minor issues, nothing major. A few issues with Grading and Drainage and some street names as well. We talked about tabling this application until our July meeting or we can send our recommendation to the Board of Supervisors with all of these concerns being met. I would recommend that you approve their preliminary plat, as submitted with the condition that all 20 issues are addressed. Mickie Nye stated that he knows Floyd Krank and that they would recognize each other if they were walking down the street. I remember Mr. Krank from the Madera Peaks apartment complex, when it came before this commission as well. I don't have an opinion, one way or another. It's not going to impact any decision that I make. Bob Gould stated that he didn't see any conflict at all. Mickie Nye asked if the commission had any questions. Mary Lou Myers stated that Ralph Bossert, the engineer on the project, was there, if he had any questions for him. Mickie Nye stated that when he looked at the 20 issues brought on by Public Works that he mostly saw questions, not anything major that couldn't be addressed. Bob Gould stated that Public Works, myself and the applicant spoke this morning regarding grading and drainage on some of the roadways. Our standards say 12%, but I don't think he will be able to meet that 12%, but that is why I want the commission to agree, as long as Public Works agrees, to expand that percentage up, that the commission is ok with it or the other case is, if it is a significant change to the plat, I would just bring it back before the commission before I brought the final plat before the Board of Supervisors. Mickie Nye asked if Ralph Bossert had anything he wanted to say. Ralph Bossert stated that he was there to answer any questions that anyone might have, from an engineering stand point. Also stating that he has looked over all the conditions from Public Works and thinks they can be resolved with some discussion with Public Works. Bob Gould stated that he was trying to set up a meeting with the applicant, Mark Landa, Ralph Bossert and Public Works within the next 2 weeks. Mickie Nye asked if anyone had any questions. No one had any questions.

Bill Marshall motioned that they recommend approval to the Board of Supervisors for agenda item number 6, with the condition that the 20 items that were brought up from Public Works from a May 16, 2017 and June 15, 2017 meeting be resolved. Travis Holder seconded the motion. The motion was unanimously approved.

7. **Adjournment.** Lori Brown made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The Motion to adjourn was unanimously approved at 10:14 a.m.